



*25 York Avenue, New Milton, BH25 6BT*

*£975,000*

**Mitchells**  
1963 — TODAY







*25 York Avenue  
New Milton  
Hampshire  
BH25 6BT*

This stunning four bedroom family home is situated on one of New Milton's premier roads and is a short level walk of the town centre and mainline station. The property offers bright and modern accommodation with features including an impressive kitchen/family room, a separate sitting room, a snug, master bedroom with ensuite and a separate garden office.

- Entrance Hall
- Ground Floor Cloakroom
- Kitchen
- Dining/Family Room
- Sitting Room
- Snug
- First Floor Landing
- Four Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Garden Office
- Garage
- Driveway
- Private & Secluded Garden



## The Property

Entrance hall with timber effect tiled flooring, understairs storage cupboard, stairs to first floor landing and double casement doors leading through to the kitchen/family room.

The kitchen is fitted with a fantastic range of shaker style wall and base units with a contrasting granite worktop, stainless steel one and a half bowl sink with mixer tap over, breakfast bar and built in appliances include twin under counter ovens, five burner induction hob with glass splash back and extractor fan over, microwave and a tall stand up fridge freezer and this opens through to the spacious dining/family room with recess ceiling spotlights, bifold doors onto the garden and access through to the utility room.

The utility room has matching wall and base units with a contrasting granite worktop, stainless sink with mixer tap over and drainer, UPVC door giving access to the driveway, cupboard housing the Worcester boiler, modern electrical consumer unit, extractor fan and space and plumbing for a washing machine and tumble dryer.

The impressive sitting room is situated at the front of the property with a feature bay window overlooking the front garden and driveway, clear view woodburning stove and double casement doors leading through to the kitchen/family room.

Ground floor cloakroom with modern suite comprising a wash hand basin with mixer tap over and storage beneath, chrome heated towel rail, WC and UPVC window.

The separate snug/playroom is situated at the front of the property and is a lovely size with a double radiator and plantation shutters.

First floor landing with hatch to roof space, UPVC window and recess ceiling spotlights.

The family bathroom is beautifully finished and is fitted with a luxury suite comprising a WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and independent Mira shower with glass shower screen, chrome heated towel rail and extractor fan.

There are four generous double bedrooms with the master being a particularly good size with ample space for wardrobes and its own luxury ensuite shower room.

The ensuite comprises of a walk in double shower with glass shower screen and Mira shower attachments, wall hung wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, UPVC window and chrome heated towel rail.







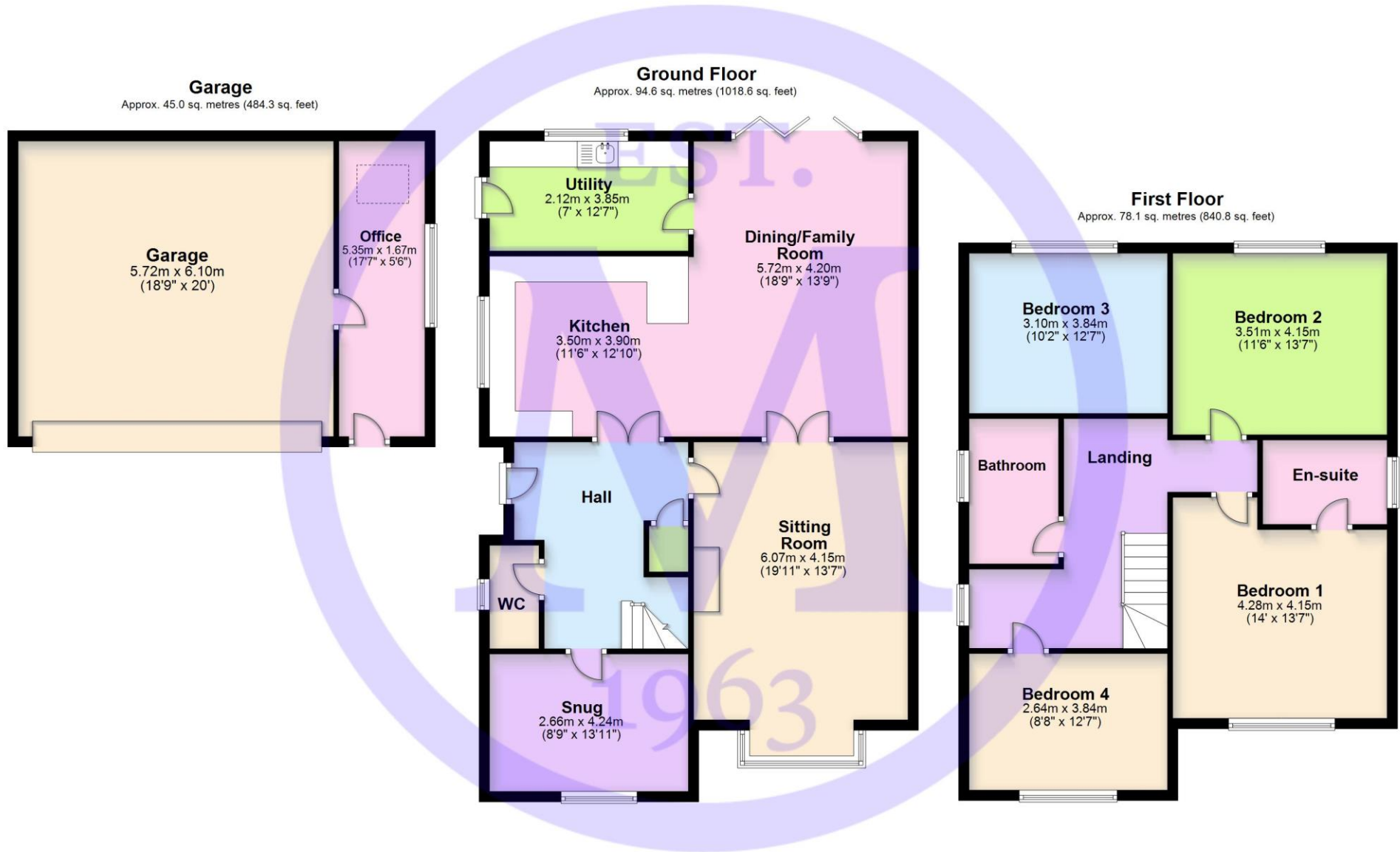
## *Gardens & Grounds*

To the front of the property is a block paviour and textured stone driveway giving off road parking for five to six vehicles, accessed via a five bar gate and high level hedging making the front extremely private and secluded.

To the rear of the property is a further driveway accessed by double gates, a double garage with electric roller door, pitched roof and a home office adjoining with a UPVC door, UPVC window, Velux window, power and lighting, with the rest of the garden laid to lawn with high level fencing and hedging making the garden extremely private and secluded.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating C



Total area: approx. 217.7 sq. metres (2343.8 sq. feet)

\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using PlanUp.

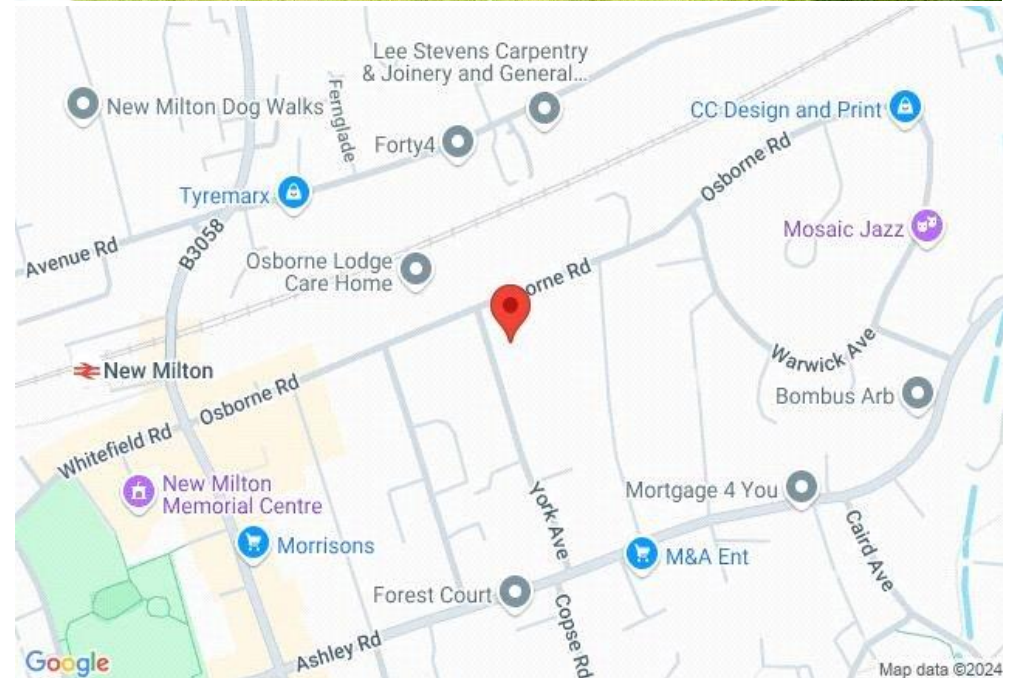


## Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights and take the second left into York Avenue where the property will be found on the right hand side.







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